

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

103/29 Oakwood Avenue, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,650,000

&

\$1,700,000

Median sale price

Median price

\$1,394,500

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2024

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/23 Warriston St BRIGHTON 3186	\$1,900,000	25/05/2024
2	4/21-25 Wilson St BRIGHTON 3186	\$1,775,000	23/03/2024
3	104/29 Oakwood Av BRIGHTON 3186	\$2,050,000	15/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/09/2024 13:19



3 2 2

Property Type: Apartment

Land Size: 135 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,700,000

Median Unit Price

June quarter 2024: \$1,394,500

Comparable Properties

3/23 Warriston St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$1,900,000

Method: Sale

Date: 25/05/2024

Property Type: Strata Unit/Flat



4/21-25 Wilson St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,775,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



104/29 Oakwood Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,050,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment

Account - Atria Real Estate